113.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,400 / 718,400
					USE VALUE:	718,400 / 718,400
					ASSESSED:	718,400 / 718,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		CYPRESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMPSON KENNETH EVAN
Owner 2:	ELUERE RAISSA O
Owner 3:	
Street 1:	34 CYPRESS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FOSTER DIANE E -
Owner 2:	-
Street 1:	34 CYPRESS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1877 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6117.000	317,100		401,300	718,400
Total Card	0.140	317,100		401,300	718,400
Total Parcel	0.140	317,100		401,300	718,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.78 /Parcel: 382.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 71585

GIS Ref

GIS Ref

Insp Date 11/12/18

!8713!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	317,100	0	6,117.	401,300	718,400		Year end	12/23/2021
2021	101	FV	306,600	0	6,117.	401,300	707,900		Year End Roll	12/10/2020
2020	101	FV	306,600	0	6,117.	401,300	707,900	707,900	Year End Roll	12/18/2019
2019	101	FV	245,000	0	6,117.	395,600	640,600	640,600	Year End Roll	1/3/2019
2018	101	FV	245,000	0	6,117.	303,900	548,900	548,900	Year End Roll	12/20/2017
2017	101	FV	228,400	0	6,117.	286,700	515,100	515,100	Year End Roll	1/3/2017
2016	101	FV	228,400	0	6,117.	263,700	492,100	492,100	Year End	1/4/2016
2015	101	FV	214,700	0	6,117.	246,500	461,200	461,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:47:39

LAST REV

Date	Time
07/19/19	08:31:25
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8713

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOSTER DIANE E,	69528-381		6/29/2017		710,000	No	No		
ABRUZZESE MARIA	62488-532		8/20/2013		615,000	No	No		
ABRUZZESE RALPH	39472-234		6/7/2003	Family		No	No		
	7251-572		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/12/2019	323	Re-Roof	17,670	C				
9/29/2004	948	Re-Roof	6,300					

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
11/24/2008	Meas/Inspect	336	PATRIOT
2/8/2000	Meas/Inspect	263	PATRIOT
8/30/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71585
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6117		Sq. Ft.	Site		0	70.	0.94	6			Road Co	-5					401,334						401,300	

Total AC/HA:	0.14043	Total SF/SM:	6117	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	401,334	Spl Credit		Total:	401,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.27949643
Const Adj.:	1.00640190
Adj $ / SQ:	141.646
Other Features:	101659
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389510
Depreciation:	72449
Depreciated Total:	317061

COMMENTS

UNPAVED SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	4	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

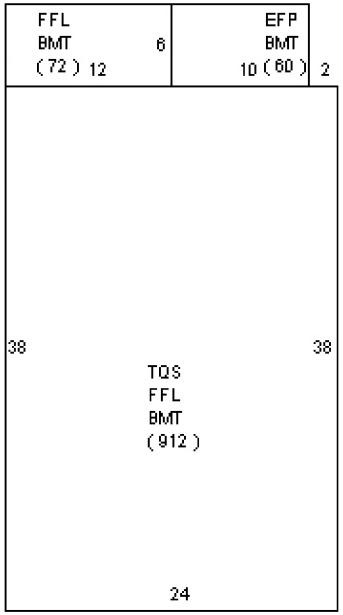
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.65
Special Features:	0	Val/Su Net:	114.39
Final Total:	317100	Val/Su SzAd	190.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,044	45.210	47,203
FFL	First Floor	984	141.650	139,379
TQS	3/4 Story	684	141.650	96,886
EFP	Enclos Porch	60	73.060	4,384

Net Sketched Area:	2,772			Total:	287,852
Size Ad	1668	Gross Area	3000	FinArea	1877

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc